

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

June 14, 2012

Minutes

(Subject to Board of Director's approval)

Board President, Craig Nicholson, called the meeting to order at 6:00 pm. The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Board members in attendance: Christine Hall, Joe Mora, Craig Nicholson, Lisa Welch (via conference call). Also Bill Bold (Scribe), and James Nguyen (Bartlein and Company, Inc.)

Owners in attendance: Mr. and Mrs. Lafranchi (unit 213), Mr. Rauch (unit 351).

Others in attendance: Mark Sauter (Carter Construction)

The Board received written notice (5/16/12) of Greg Honnold's resignation from the Board. The Board accepted the resignation, effective immediately and briefly discussed filling the vacant seat. A notice of vacancy will be posted in the next newsletter.

Mark Sauter, of Carter Construction reported the foundation and water-proofing improvements at the Grove have completed; noted some insulation beneath a few unit's floors is missing; also noted signs of unwanted animal infestation, under some buildings. The Board will seek methods of eliminating the infestation problem.

Meeting Minutes: The **May Board Meeting minutes** (5/10/12) were **approved** as presented.

Treasurer's Report:

	May '12	YTD
Total Income	\$70,938.57	\$349,607.71
Operating Expenses	24,577.67	132,708.48
Reserve Expenditures	72,007.44	188,899.51
Total Expenditures	96,585.11	321,607.99
Transfer to Reserve	0	(83,414.26)
Transfer from Reserve	25,000.00	55,399.00
Total in Savings	\$1,423,635.29	
Total Assets	\$1,476,308.42	

James N. reported Operating Expenses are approximately 10% below budget; also noted the reserve expenditures included the balance of the foundation/waterproofing work, two building's re-roofs, tree work, and siding related work.

The May Treasurer's Report was unanimously **accepted** as presented.

Joe Mora (Enviroscaping) reported routine landscape maintenance, and lerp psyllid treatments appear to be helping the eucalyptus trees.

Old Business

The Board addressed:

- **Cleaning service:** Board discussed cleaning related issues; discussed proper disposal of pet “clean-up” bags by owners at the Grove.
- **Dry rot repairs:** James N. reported the repair site at units 360/361 will be addressed at the time of the upcoming exterior painting project.
- **Pool fence:** tabled.
- **Pagoda lights:** the Board discussed the “tall” pagoda lights requiring repair for stability and issues involving the small pagoda lights upgrade.
- **Sauna:** the Board briefly discussed the status of the sauna door and heater replacement and sauna venting.
- **Exterior painting:** James N. reported Affordable Painting bid price (\$240,240) for the project; Sea View at work making small pre-painting repairs; Board discussed and **approved** modification (removal of outer fascias and add end caps) to the carport fascia to help prevent dry rot.
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No other Old Business

New Business

Items addressed:

- **Walkway repair:** the Board discussed strategy and agreed to a survey for areas requiring repair.
- **Utility room enclosure walls:** Board discussed need to repair, **approved** finishing “unfinished” side of one enclosure wall as a sample.
- **Roof replacement schedule:** James N. reported 7620 roof repair completed; Board approved \$2,000.00 for re-roofing pool shower/pump house and columns along the perimeter fence.
- **Parked vehicle towing:** Board discussed and **approved** towing (in early July) an Indiana licensed Camry with expired registration currently in the Phase III unassigned parking.
- **Water leak:** James N. reported a water leak from units 351/352 to units 251/252, source of leak – “common” or “individual line” – has not yet been determined.

No other New Business

At this time, the Board went to Executive Session.

The meeting was **adjourned** at 8:01PM.

The next Board meeting is scheduled for Thursday, July 12, 2012, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Submitted by Bill Bold, Scribe